



**CITY OF ROCKLIN**  
**MINUTES OF SPECIAL MEETING**  
**OF THE**  
**ROCKLIN CITY COUNCIL**

**OCTOBER 17, 1996**

**TIME: 7:00 P.M.**

**PLACE: Council Chambers**  
**3970 Rocklin Road**

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1. The Special Meeting of the Rocklin City Council convened at 7:05 p.m. Mayor George Magnuson presiding.
2. Mayor Magnuson led the Pledge of Allegiance.
3. Roll Call:

Councilmembers: Kathy Lund, Clarke Dominguez, Marie Huson, Ken Yorde, Mayor George Magnuson

City Personnel: Carlos A. Urrutia, City Manager  
Sabina D. Gilbert, City Attorney  
Terry Richardson, Community Dev. Director  
George Djan, Senior Planner  
Archie Moosakhanian, City Engineer  
Rex Miller, Director/Administrative Services  
Mark Riemer, Director/Comm. Serv. & Facilities  
Sandra Davies, City Clerk

**PUBLIC HEARINGS:**

4. Whitney Oaks - Generally located north of the terminus of the northern end of Park Drive, north of Stanford Ranch Planned Development and westerly of Rawhide Road.

Mayor Magnuson explained the Public Hearing process.

Councilwoman Lund stated that she would abstain on items A through G and item K due to a possible Conflict of Interest.

Mayor Magnuson announced that the Oracle Corporation made the decision to locate in Rocklin. Carlos Urrutia gave a brief overview of the project.

Senior Planner George Djan presented the staff report on Whitney Oaks explaining the color coded handouts, entitlements for the entire project, entitlements for

Phase II only, the General Development Plan and General Plan Amendment, and the key policy issues and staff recommendations. He referred to Table 2 on page 95 relating to General Development Plan Comparisons and to page 36.

Issues were discussed and changes were made relating to the following:

Land Use

- Condition #2, pg. 30
- Condition #3 & #4
- Pages 31 & 32, traffic and circulation
- Seeking reimbursement for Park Drive

Key Policy Issues and Staff Recommendations - Page 85 & 86

- move location of retail-commercial
- density on ridge
- neighborhood park location (pg. 97) conceptual design

Development Agreement - Page 96

- limited segment of bike trail/Park Drive

Main changes to ordinance relate to trail

- design guidelines (pg. 125)

Large Lot Subdivision Map (pg. 104)

- only change on pg. 43 #3

Small Lot Map (pg. 104)

- Cross-sections #1, #2, z33, #4, & #5
- single story homes on ridge
- planting of trees on rear property line (5 lots affected/45 ft. per tree)
- drainage on Rawhide Road (design & grading)

Development on slopes

- 36 lots do not comply
- condition at bottom of pg. 54 "7F"-2
- small maps #12 & #13 lots 817 & 816

Width of interior streets

- through streets wider
- cul-de-sac streets smaller
- Condition 7-C (pg. 54)

Special Conditions on pg. 54 & pg. 56

Oak Tree Mitigation's pg. 64 & pg. 65

Use Permit - Golf Course & Club House

- site plan of clubhouse
- no outdoor lighting for driving range
- location on side of hill
- interim clubhouse - portable

Private Recreational Facilities

- site design

Retail site issues - location and lot size

Council had questions relating to the following issues:

- development agreement/county fees/mitigation fees in effect
- Placer County-wide facilities fees
- County fee within City of Rocklin
- dwelling unit equal to commercial
- 20% slope/landslides and water absorption
- pg. 140 & 141 design criteria
- retaining walls/no wood above 36 in. on structured engineered wall - add language relating to 36 in.
- Validity (pg. 79) language similar to pg. 45 #9 - 2 years plus automatic extensions
- Page 17 Neg. Dec. dated July 15, 1996
- hillside lots page 30 #4 - single story
- Page 116 lot 44 of Estates Subdivision

Mayor Magnuson called for a brief recess at 8:35 and reconvened the meeting at 8:53 p.m.

Peter Bridges, Project Manager for the Whitney Oaks Project of Live Oak Enterprises, presented a summary of the project and responded to issues and Council questions relating to the following:

- modifications to project requested by Planning Commissions and residents in the neighborhood
- right-of-ways
- slopes at 20% - 30%/removal of condition on golf course lot sites
- lots 818, 233 & 234, 266 & 267, and 268 - 272 meeting criteria

Michael Peloquin of Vail Engineering, showed slides relating to slopes.

Peter Bridges addressed the following issues:

- developer wants street lights to be further apart (400 ft. instead of 200 ft.)
- relocation of commercial center into club house atmosphere
- co-ordination with Clover Valley Lakes project/3 points of access-connection and improvement plan
- engineered wall
- 3 year period for use permit

Council made comments relating to the following:

- landslides in area
- 1989 Stanford Oaks approval/unique architecture around golf course
- decorative street lights on private streets

- homeowners association responsible to lighting, landscaping and recreation center
- wire in place for 200 ft. lighting for future expansion
- reduction of trail system/topography
  - access for construction
  - security to police area
  - PD and Fire Dept. concerns
- Clover Valley Lakes connection to Park Drive and West Oaks Blvd.
- Commercial location
  - new and old locations of Whitney Oaks Drive
  - modification to all lodging
  - destination location
  - loss of 49 lots/gain of 4 lots

Mayor Magnuson opened the Public Hearing.

John Olson, 3910 Rawhide Road, expressed concerns relating to location of retail center, noise, increased traffic, value of homes, and lighting at 400 ft. apart.

Janis Daniels, 3963 Rawhide Road, expressed concerns relating to living on flag lot, preservation of ridge, flooding, noise, and lighting.

Paula Scott, 3318 So. Land Circle, expressed concerns relating to the location of the commercial site.

Tony Ravitzre, 2724 Klamath Drive, expressed concerns relating to the RD-15 zoned area, commercial site location, noise, and developer violated guidelines.

George Djan explained that there were no specific plans for the RD-15 zoning at this time but would probably be town homes.

Jerry Willis, Project Manager for Clover Valley Lakes Project, expressed concerns relating to the connections with other projects.

Liz Olson, 3910 Rawhide Road, expressed concerns relating to homeowners being aware of next door property zoning, strip malls, noise, traffic generation, and commercial center site.

Karen Vira, 4503 Shenandoah in The Estates, expressed concerns relating to noise and dust related to construction, control of noise, lack of enforcement and penalty for lack of contractor compliance to noise issues, and retail-commercial site.

Steven Gallant, 4503 Shenandoah Road, expressed concerns relating to use of hillsides next to original recreation site, construction activity hours, noise levels,

location of retail center and hours of operation, use of commercial center parking lot, and PA System announcements of starting times on golf course.

Gordon Havens, 4035 Kannasto Street, expressed concerns relating to construction noise, enforcement of violations of contractors, and homeowners association responsibilities.

Archie Moosakhanian addressed the issue of enforcement for contractor violations.

City Attorney Sabina Gilbert spoke to the issue of construction noise violations relating to misdemeanors in the City code, conditions on subdivision maps, citations, use permits, and tentative map requirements.

Mr. Jasper, 3914 Rawhide Road, expressed his concern relating to the retail-commercial site location.

Peter Bridges addressed the following concerns:

- difficulties with construction hours
- securing gates for control and private security
- regulation of who's on property
- lot #21 and public park/skateboarding
- use of decomposed granite to build trail
- height of wall along Park Drive/6 ft. sound wall
- pond level
- revised commercial site to be moved/to include lodging as permitted use

There being no further public comments, Mayor Magnuson closed the Public Hearing and called for a brief recess at 10:40 p.m. and reconvened the meeting at 10:55 p.m.

Council discussed the following:

**B. Key Policy Issues and Staff Recommendations**

**1. General Plan and General Development Plan**

- a. Accept the location of the Retail Commercial site on the corner of Park Drive and Crest Drive rather than the applicant's revised location on Whitney Oaks Drive. Staff concludes that the corner location provides maximum commercial benefit without the adverse effects of light, noise, and visual impacts.

All 5 Councilmembers agreed with the developer preferred site on Whitney Oaks Drive instead of the Park and Crest site.

The following recommended restrictions would further minimize the potential for adverse impacts:

1. A 6-foot high masonry wall with a pedestrian gate shall be constructed between the retail center and adjacent residences, including residences on the interior street directly facing the center. The wall shall allow for pedestrian access from the street.

All 5 Councilmembers agreed to delete this condition.

2. A minimum 5-foot wide landscape strip shall be provided adjacent to the masonry wall on the street side facing residences.

All 5 Councilmembers agreed to delete this condition.

3. No single use shall occupy more than 30% of the total floor area of the site, unless a use permit is granted to exceed that limit.

All 5 Councilmembers agreed to delete 30%.

- b. Accept the proposed density of 4 dwelling units per acre and the PDG designation of RD-4M (4 dwelling units per acre with a mix of 5,000, 6,000, and 7,000 square foot lots) on easterly ridge on Park Drive.

Councilwoman Lund abstained.

4 Councilmembers agreed with this recommendation.

- c. Accept the two neighborhood park locations as shown on the GPA and PDG maps.

All 5 Councilmembers agreed with this recommendation.

- d. Accept the concept of integrating Live Oak's lake/reserve pond into the 11.6 acre neighborhood park at the northeast corner of the property near the PCWA water tank shown in Exhibit13-3 of Section 13.

- All 5 Councilmembers agreed with this recommendation.
- e. Require, as part of the PDG zoning regulations that Tentative Subdivision Maps which create lots less than 6,000 square feet and located within the RD-4M, RD-5.0, RD-6.5, RD-7.0, and RD-8.0 not be allowed to record until the details of the development are approved by the City Council and/or the City Council through the Specific Plan Use Permit process. (Cond. #1 Gen. Dev. Plan Or.)

Councilwoman Lund abstained.

4 Councilmembers agreed with this recommendation, modified the threshold from 6,000 to 5,000 sq. ft.

2. Development Agreement

Concur with the staff recommendation for approval of the amended trail map (Exhibit A, Section 4) and incorporation of new approvals into the Agreement.

Councilwoman Lund abstained.

4 Councilmembers agreed with this recommendation.

3. Tentative Subdivision Map

- a. Accept the alternative layout depicted in Exhibit H, and replace sheets 9, 10, and 11 of the Tentative Subdivision Map with Exhibit H. (pg. 54, lot 818)

Councilwoman Lund abstained.

4 Councilmembers agreed with this recommendation.

- b. The private street crossing-sections for the following streets be revised from 36' to 40' to provide parking on both sides of each street: Saberton Court, Fox Hills Court and Drive, Iron Wheel Court, Club View Court, Woodhouse Court, Crickett Club, Sasparilla Way, Sasparilla Court, Clubhouse Drive, Pyramid Way, Tahoe Vista Drive, Legend Court, and Steep Hollow Circle. Developer proposal provides sidewalk on one side and parking on the other side (Cond. #7C of small lot Tentative Map Resolution).

Councilwoman Lund abstained.

4 Councilmembers agreed with this recommendation.

- c. As a condition of building permit issuance for lots 808, 809, 810, 812, and 813, the home builder shall plant 15 gallon evergreen trees at a rate of one tree for each 25 linear foot rear property line facing Rawhide Road. This condition shall be recorded in the form of a deed restriction (Cond. #15B of SD-96-02 Resolution).

Councilwoman Lund abstained.

4 Councilmembers agreed with this recommendation.

- d. Accept the proposed design of Club View Court, although at a length of 760' long, exceeds the City's general standard of 600' maximum length. All residences located beyond the 600 foot maximum are accessible to fire fighting equipment via Park Drive (pg. 7 of Exhibit A of SD-96-02 Resolution).

All 5 Councilmembers agreed with this recommendation.

- e. Provide a 6-foot wide paved pedestrian connection between lot 21 of the tentative map and the neighborhood park located on Hood Drive in the estates subdivision to provide access from this neighborhood to the nearest public park (Cond. #6C(2) of SD-96-02 Resolution).

All 5 Councilmembers agreed with this recommendation.

- f. If the City Council agrees to deed a portion of Lot A of the Estates subdivision to Lot 44 as recommended by staff, the residential property currently owned by the Wongs, the developer shall modify the Whitney Oaks lot lines adjustment of lot 44 such that the side of lot 44 abuts a residential property, as shown in Exhibit 14-4 (Cond. #7D of SD-96-02 Resolution).

All 5 Councilmembers agreed with this recommendation.

- g. In compliance with the PDG requirements regarding development on slopes, the subdivision shall be modified as follows:

- 1) The following lots shall be eliminated and left as undeveloped open space: 90, 91, 92, 93, 94, and 817.



2) The following lots shall be combined in order to provide adequate buildable envelopes for future houses, including usable rear yards, outside restricted slope areas: 86 & 87; 88 & 89; 95 & 96; 123 & 124; 125 & 126; 215 & 216; 217 & 218; 231 & 232; 233 & 234, 235 & 236; 240 & 241; 242 & 243; 265 & 266; 267 & 268; 269 & 270; 271 & 272; 815 & 816 (Cond. #7F of SD-96-02 Resolution).

Councilwoman Lund abstained:

4 Councilmembers modified the Whitney Oaks General Development Plan to prohibit development on slopes above 20% if facing Rawhide Road; but allow development in all other areas regardless of slope provided that development on slopes in excess of 20% receive design review approval by the Planning Commission. With this change the tentative map was modified as follows: lots 815 and 816 shall be combined to provide adequate buildable envelopes outside restricted slope areas.

- h. The height limit on at least 50 percent of lots 814-823; 824-830; and 880-889 shall be limited to 20 feet measured from finished grade to the roof peak. The applicable lots shall be identified on the final map, and deed restrictions specifying the height limit shall be recorded against the lots (Cond. #15C of SD-96-02 Resolution).

Councilwoman Lund abstained.

4 Councilmembers modified the staff recommendation as follows: lots 5 to 8, 12 to 16, 808 to 815, 821 to 831, 877 to 879, 882 to 885, 892 to 893 shall be limited to a maximum height of 20 ft.

#### 4. Conditional Use Permit for Golf/Club House

Concur with the staff recommendation for approval of the conditional use permit for the golf course, a temporary trailer facility to be used as a clubhouse, and the clubhouse, subject to the conditions in SPU-96-08 Resolution, including the following:

This use permit approval authorizes the golf course, temporary trailer for the clubhouse, and the permanent clubhouse facilities.

All 5 Councilmembers agreed with this recommendation.

The temporary trailer facility shall remain on the site for a maximum period of three (3) years or until occupancy permit for the clubhouse structure is issued, whichever occurs first. Upon removal of the trailer, the site shall be restored to the conditions shown on the site and landscaping plans to the satisfaction of the Community Development Department (Cond. #1 in SPU-96-08 Resolution).

All 5 Councilmembers agreed with this recommendation.

Council took the following formal actions on the Whitney Oaks Project:

- A. Resolution No. 96-260 of the City Council of the City of Rocklin Approving a Mitigated Negative Declaration of Environmental Impacts (Whitney Oaks Phase 2/GPA-96-03, PDG-96-03, DA-95-02, SD-96-01, SD-96-02, TRE-96-08, SPU-96-05, SPU-96-08, and SPU-96-11

Motion to approve by Councilwoman Huson, seconded by Councilman Dominguez. Passed by the following roll call vote:

Ayes: Huson, Dominguez, Yorde, Magnuson  
Noes: None  
Absent: None  
Abstain: Lund

- B. Resolution No. 96-261 of the City Council of the City of Rocklin Approving an Amendment to the General Plan of the City of Rocklin Modifying the Location of Various Residential and Non-Residential Uses (Whitney Oaks/GPA-96-03)

Motion to approve as amended by Councilman Yorde, seconded by Councilwoman Huson. Passed by the following roll call vote:

Ayes: Yorde, Huson, Dominguez, Magnuson  
Noes: None  
Absent: None  
Abstain: Lund

- C. First Reading & Publication: Ordinance No. 747 of the City Council of the City of Rocklin Repealing Ordinance Nos. 627 & 735 Stanford Oaks Development Plan and Approving the Whitney Oaks General Development Plan (Whitney Oaks/PDG-96-03)

Motion to Read By Title Only by Councilman Dominguez, seconded by Councilman Yorde. Passed by the following roll call vote:

Ayes: Dominguez, Yorde, Huson, Magnuson  
Noes: None  
Absent: None  
Abstain: Lund

Motion to approve as amended by Councilman Dominguez, seconded by Councilman Yorde. Passed by the following roll call vote:

Ayes: Dominguez, Yorde, Huson, Magnuson  
Noes: None  
Absent: None  
Abstain: Lund

- D. First Reading & Publication: Ordinance No. 748 of the City Council of the City of Rocklin Approving the First Amendment to the Development Agreement By and Between the City of Rocklin and Cal-Stanford Oaks, LLC, for Development of the Property Known as Whitney Oaks Located East of Stanford Ranch (Whitney Oaks/DA-95-02)

Motion to Read By Title Only by Councilwoman Huson, seconded by Councilman Dominguez. Passed by the following roll call vote:

Ayes: Huson, Dominguez, Yorde, Magnuson  
Noes: None  
Absent: None  
Abstain: Lund

Motion to approve as amended by Councilwoman Huson, seconded by Councilman Dominguez. Passed by the following roll call vote:

Ayes: Huson, Dominguez, Yorde, Magnuson  
Noes: None  
Absent: None  
Abstain: Lund

- E. Resolution No. 96-262 of the City Council of the City of Rocklin Approving a Tentative Subdivision Map (Whitney Oaks Phase 2 Large Lot Subdivision/SD-96-01)

Motion to approve as amended by Councilman Yorde, seconded by Councilwoman Huson. Passed by the following roll call vote:

Ayes: Yorde, Huson, Dominguez, Magnuson  
Noes: None  
Absent: None  
Abstain: Lund

- F. Resolution No. 96-263 of the City Council of the City of Rocklin  
Approving a Tentative Subdivision Map (Whitney Oaks Phase 2  
Subdivision/SD-96-02)

Motion to approve as amended by Councilman Dominguez, seconded by  
Councilman Yorde. Passed by the following roll call vote:

Ayes: Dominguez, Yorde, Huson, Magnuson  
Noes: None  
Absent: None  
Abstain: Lund

- G. Resolution No. 96-264 of the City Council of the City of Rocklin  
Approving a Master Tree Preservation Permit (Whitney Oaks Phase 2  
Subdivision SD-96-02, Golf Course and Clubhouse SPU-96-08/  
TRE-96-08)

Motion to approve as amended by Councilwoman Huson, seconded by  
Councilman Yorde. Passed by the following roll call vote:

Ayes: Huson, Yorde, Dominguez, Magnuson  
Noes: None  
Absent: None  
Abstain: Lund

- H. Resolution No. 96-265 of the City Council of the City of Rocklin  
Approving a Specific Plan Use Permit Allowing for a Golf Course and  
Clubhouse Facilities (Whitney Oaks/SPU-96-08)

Motion to approve as amended by Councilwoman Lund, seconded by  
Councilman Yorde. Passed by the following roll call vote:

Ayes: Lund, Yorde, Huson, Dominguez, Magnuson  
Noes: None  
Absent: None  
Abstain: None

- I. Resolution No. 96-266 of the City Council of the City of Rocklin  
Approving a Specific Plan Use Permit Allowing for a Private Recreational  
Facility (Whitney Oaks Northside/SPU-96-05)

Motion to approve as amended by Councilman Dominguez, seconded by  
Councilwoman Lund. Passed by the following roll call vote:

Ayes: Dominguez, Lund, Huson, Yorde, Magnuson  
Noes: None  
Absent: None  
Abstain: None

- J. Resolution No. 96-267 of the City Council of the City of Rocklin  
Approving a Specific Plan Use Permit Allowing for a Private Recreational  
Facility (Whitney Oaks Southside/SPU-96-11)

Motion to approve as amended by Councilwoman Huson, seconded by  
Councilwoman Lund. Passed by the following roll call vote:

Ayes: Huson, Lund, Dominguez, Yorde, Magnuson  
Noes: None  
Absent: None  
Abstain: None

- K. Resolution No. 96-268 of the City Council of the City of Rocklin  
Approving the Whitney Oaks Design Guidelines (Whitney Oaks/DR-96-04)

Motion to approve as amended by Councilman Yorde, seconded by  
Councilman Dominguez. Passed by the following roll call vote:

Ayes: Yorde, Dominguez, Huson, Magnuson  
Noes: None  
Absent: None  
Abstain: Lund

ADJOURNMENT:

5. The City Council meeting was adjourned at 12:00 a.m. by Mayor Magnuson.

APPROVED:

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Sandra Davies, City Clerk

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George A. Magnuson, Mayor